

*All Members present
Meeting Commenced at 6:05 p.m.*

Richard J. Daley, Jr., Chairman
Herbert F. Foster, Jr.

Orsola Susan Fontano
Salvatore Querusio
Richard Rossetti
Marlene Smithers, (Alt.)
T.F. Scott Darling, III, Esq., (Alt.)

AMENDED AGENDA

Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,

Wednesday, July 20, 2005

DECISIONS 6:00 P.M. followed by New HEARINGS

259 Powder House Blvd: The Applicant & Owner, Demos Mihalakopoulos seeks a revision (SZO §5.3.8) to condition #2 on Special Permit # 2002-27b. *HF made a motion to approve the request as a Minor Revision. SQ seconded the motion, vote taken (4-1) RD, HF, SQ, and RR in favor of the motion, SF voted against the motion. Request approved.*

20 Cottage Ave: The Applicant and Owner, Charles Mahoney seeks a Minor Revision to Special Permit #2004-76 to correct errors in the approved plans resulting in changes to the stairs, windows and roof pitch. *HF motion to approve the changes as submitted as a Minor Revision, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Petition approved.*

1 Davis Sq: The Applicant & Owner, 460 Somerville Avenue Trust seeks a special permit to alter a non-conforming structure (SZO §4.4.1), a special permit with site plan review (SZO §7.11.9.5.c) to establish a retail store of greater than 10,000 sq. ft., a special permit with site plan review (SZO §7.11.6.3.b) to establish a commercial health and fitness club of greater than 10,000 sq. ft., a special permit (SZO §9.13.e) for shared loading facilities and a variance for failure to provide twenty eight (28) parking spaces (SZO §9.5). This application is also subject to a Project Mitigation Contribution under SZO §15.2. CBD zone. *The Applicant has requested additional relief as outlined above. This application will be re-advertised and considered in its entirety on August 17, 2005. The Board voted unanimously to continue the application on file to the next meeting dated August 17, 2005.*

245 Beacon St: Applicant: Kevin Douglas; Owner: City of Somerville. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) and a special permit with site plan review (SZO §7.3) to convert the existing building to 8 dwelling units. This proposal is subject to the inclusionary housing requirements of Article 13 of the SZO. RB zone. *HF motion to approve, SQ seconded the motion, vote taken, (5-0) RD, HF, SF, SQ and RR. Petition approved with conditions.*

438R Somerville Ave: The Applicant & Owner: 438R Somerville Avenue, LLC seeks a special permit with site plan review under SZO §7.11.3.e and a variance from minimum lot area per dwelling unit requirements (§8.5.B) to convert an existing structure to twenty-one (21) units of Artists' Housing. This proposal is subject to the inclusionary housing requirements of Article 13. IA zone. *The Agent for the Applicant requested a continuance to meet with abutters. HF motion to continue to the next meeting dated August 17, 2005. SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Motion approved.*

8 Holts Ave: Applicant & Owner: Augusto Ustariz. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct a rear addition and deck. RB zone. ***The Board voted on July 6th to continue the matter to August 17, 2005.***

45 Porter St: Applicant & Owner, Andrew Capuano seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to build a 1-story addition on the rear of an existing 3-family dwelling. RB zone. *The Board opened the matter and voted unanimously to continue to August 17, 2005.*

10 Downer St: Applicant & Owner: Vilma Falso seeks a variance from minimum lot size (SZO §8.5.a) to build a single-family dwelling on an approximately 2,575 square foot lot. RB zone. *The Agent for the Applicant requested to Withdraw the petition Without Prejudice. HF motion to allow the Applicant to Withdraw Without Prejudice, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Motion approved.*

210 Willow Ave: Applicant: Michael Zenga; Owners: Daniel and Leslie Zenga. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) in order to build 2nd & 3rd floor rear decks and stairs onto an existing 3-family dwelling. RA zone. *The Board opened the matter and voted unanimously to continue to August 17, 2005.*

48-50 Hawthorne St: The Applicants & Owners, Adam & Amy Fairhall seek a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a one-story addition with a roof deck on the rear of an existing two-family dwelling. RB zone. *The Board opened the matter and voted unanimously to continue to August 17, 2005.*

Meeting adjourned at 7:20 p.m.

7/20/05